

LOT 103  
IN OR 2131/535  
HICKORY VILLAGE #3 PB 6/372

WAGNER ROBERT & PAMELA JO  
86135 RED HOLLY PL  
YULEE, FL 32097

2023

42-2N-27-435H-0103-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 10 ABOVE AVG 70   |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 15 HARDTILE 60    |
| Interior Floo            | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 5 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 04 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4047.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,861            | 100         | 1,861        | 187,377              |
| FGR       | 471              | 55          | 259          | 26,078               |
| FOP       | 66               | 30          | 20           | 2,013                |
| FUS       | 966              | 100         | 966          | 97,263               |

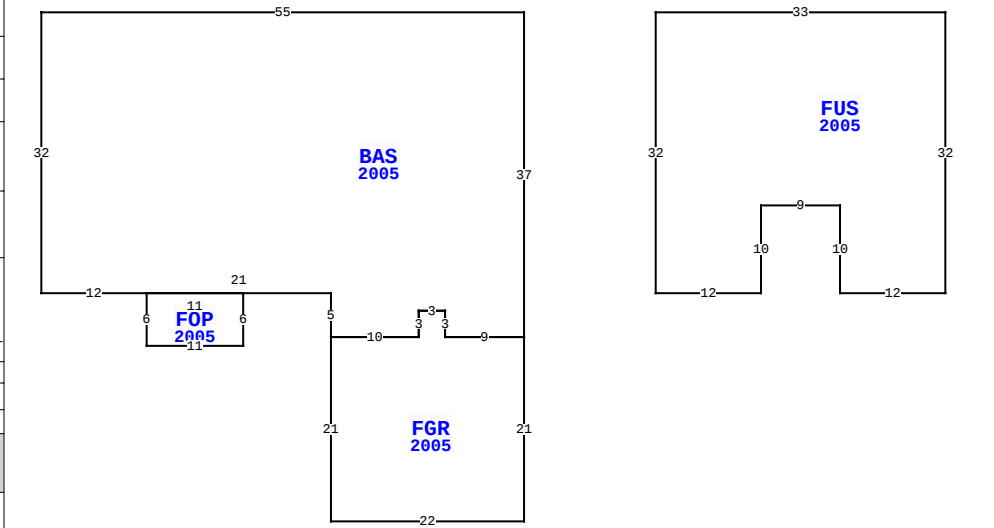
|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,364 | 3,106 | 312,731 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |          |    |       |                |           |         |
|----------------|------------|-------------|---------|----|---|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 38 | 3 | 114.00   | SF | 10.00 | 10.00          | 100       | 2005    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 780.00   | SF | 5.20  | 5.20           | 100       | 2005    |
| 3              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,436.00 | SF | 10.00 | 10.00          | 100       | 2007    |
| 4              | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 480.00   | SF | 85.00 | 85.00          | 100       | 2007    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 06/06/2018 | BY | SBX |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS         |     |           |             |                |                   |      |      |      |                 |   |      |        |
|----------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|-----------------|---|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT            |   | NORM | % COND |
| 0100                       | 01  | 3,106     | 121.4584    | 109.62         | 340,480           | 2005 | 2005 | 0    | 0               | 0 | 8.15 | 91.85  |
| 1 SINGLE FAM - 100% - 2018 |     |           |             |                | Heated Area: 2827 |      |      |      | HX Base Yr 2018 |   |      |        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 38,517      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 38,517      |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |        |         |   |               |   |         |        |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|
| Total Acres: | 0.00 | Total Land Value: | 55,000 | Market: | 0 | Agricultural: | 0 | Common: | 55,000 |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 4              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 312, 731    |         |
| TOTAL MARKET OB/XF VALUE  |  | 38, 517     |         |
| TOTAL LAND VALUE - MARKET |  | 55, 000     |         |
| TOTAL MARKET VALUE        |  | 406, 248    |         |
| SOH/AGL Deduction         |  | 126, 368    |         |
| ASSESSED VALUE            |  | 279, 880    |         |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50, 000 |
| BASE TAXABLE VALUE        |  | 229, 880    |         |
| TOTAL JUST VALUE          |  | 406, 248    |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 327, 235    |         |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B17415     | SWIM POOL   | 21,000  | 03/01/2006 |
| E14484     | ELEC OTHER  | 2,000   | 03/01/2005 |
| M0509131   | MECH OTHER  | 0       | 02/01/2005 |
| B0413425   | NEW CONSTR  | 206,709 | 08/01/2004 |
| P0408421   | NEW CONSTR  | 0       | 08/01/2004 |
| R046527    | REPAIR/RRF  | 3,500   | 08/01/2004 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2131/0535                      | 6/30/2017 | WD Q      | I   | 01  |        |
| GRANTOR: WATT CARL A & JANNA L |           |           |     |     |        |
| GRANTEE: WAGNER ROBERT & PAM   |           |           |     |     |        |
| 1575/1212                      | 7/08/2008 | WD Q      | I   |     |        |
| GRANTOR: DOVE KIMBERLY A & RAY |           |           |     |     |        |
| GRANTEE: WATT CARL A           |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|                |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2005] W55 S32 E12 FOP=[YR=2005] S6 E11 N6 W11\$E21 S5 FGR=[YR=2005] S21 E22 N21 W9 N3 W3 S3 W10\$ E10 N3 E3 S3 E9 N37\$ PTR=E15 FUS=[YR=2005] E33 S32 W12 N10 W9 S10 W12 N32\$ W15\$ . |  |  |  |  |  |